



## **SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN SUMMARY**

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID) is a benefit assessment district which was established in 2007. The District has reached the end of its second five-year term and property owners now wish to renew the SPHWBID for ten (10) additional years to continue funding vital business and property related services.

**Name:** The name of the PBID is the San Pedro Historic Waterfront Business Improvement District (SPHWBID).

**Location:** The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3<sup>rd</sup> Street and to the south by portions of W 10<sup>th</sup> Street, W 9<sup>th</sup> Street, and W 8<sup>th</sup> Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14<sup>th</sup> Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 and to the south by the southern boundary of APNs 7440-039-909, 7440-039-910, 7440-041-907, and 7440-041-906.

There are three Benefit Zones in the proposed renewed District. Zone 1 includes all parcels within the District west of harbor Boulevard. Zone 2 includes all parcels east of Harbor Boulevard and roughly south of W. 3<sup>rd</sup> Street and north of W 15<sup>th</sup> Street. Zone 3 includes all parcels east of Harbor Boulevard not in Zone 2.

For a detailed description of the District boundaries and Benefit Zones, see Section II, District Boundaries.

**Services:** The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels may include, but are not limited to:

- Visitor, Ambassador and Security services;
- Sanitation, Beautification & Capital Improvements such as monument signs, landscaping and other streetscape improvements;
- Marketing and Special Events;
- Administration and District Management.

**Financing:** The district's source of financing will be special benefit assessments levied on 804 individually benefitting parcels within its boundaries. Commercially zoned parcels and parcels zoned RD4 or higher within the District will be assessed. Each individually assessed parcel will receive proportionate special benefit from District funded services. The District contains three benefit zones with assessment rates based upon zoning and land use and services provided to each benefit zone.

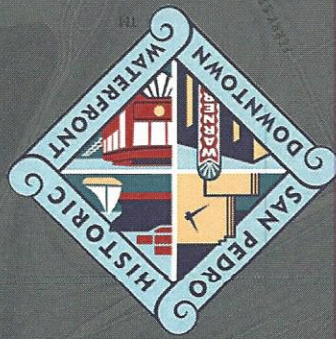
No bonds will be issued for any projects funded in conjunction with this PBID renewal. The assessment rates for each benefit zone are shown in the table below.

| San Pedro Historic Waterfront PBID   |                           |                               |
|--|---------------------------|-------------------------------|
| Year 1 (2017-18) Assessment Rates  |                           |                               |
| Parcel Use - Benefit Zone  | Land Rate<br>(\$/sqft/yr) | Building Rate<br>(\$/sqft/yr) |
| Commercially-Zoned Parcels   |                           |                               |
| Zone 1   | \$0.11941648              | \$0.17321581                  |
| Zone 2   | \$0.05968573              | \$0.08666418                  |
| Zone 3   | \$0.0096118               | \$0.00000                     |
| Residential Zoned (RD 4 or higher) Parcels and Uses  |                           |                               |
| Zone 1   | \$0.11941648              | \$0.08666418                  |
| Zone 2   | \$0.05968573              | \$0.04333200                  |
| Zone 3   | \$0.00000000              | \$0.00000000                  |
| Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone | Not Assessed              |                               |

- Budget:** The SPHWBID assessment budget for the first year of operation (2018) is \$1,276,159.00 with a maximum assessment rate increase of 3% per year for the District's ten (10) years of operation. It is noted that the Assessment Engineer has determined that general benefits equate to 1% of an adjusted total PBID program costs of \$1,289,049.50 or \$12,890.50. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, volunteer credits, interest, memberships and other sources.
- Benefits:** "General Benefit" is defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special Benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.
- Renewal:** The SPHWBID renewal is a two-step process. First, petitions signed by District property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the District renewal. Returned ballots in support of the District renewal must outweigh those in opposition based on the amount of assessment to be levied on returned ballot parcels.
- Duration:** The renewed SPHWBID will have a ten-year operational term beginning January 1, 2018 and ending December 31, 2027 (Property tax years 2017-18 to 2026-27). After ten years, the petition process, ballot process, and City Council hearing process must be repeated for the SPHWBID to be renewed again. Per State PBID Law, future renewal terms may extend up to 10 years each time.

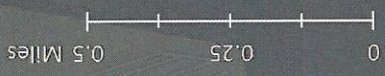
The complete Management District Plan is available upon request. For a copy of the complete Management District Plan, please contact Lorena Parker at 310-832-2183 or LParker@SanPedroBID.com  
San Pedro Property Owners' Alliance, 390 W. 7<sup>th</sup> St., San Pedro, CA 90731



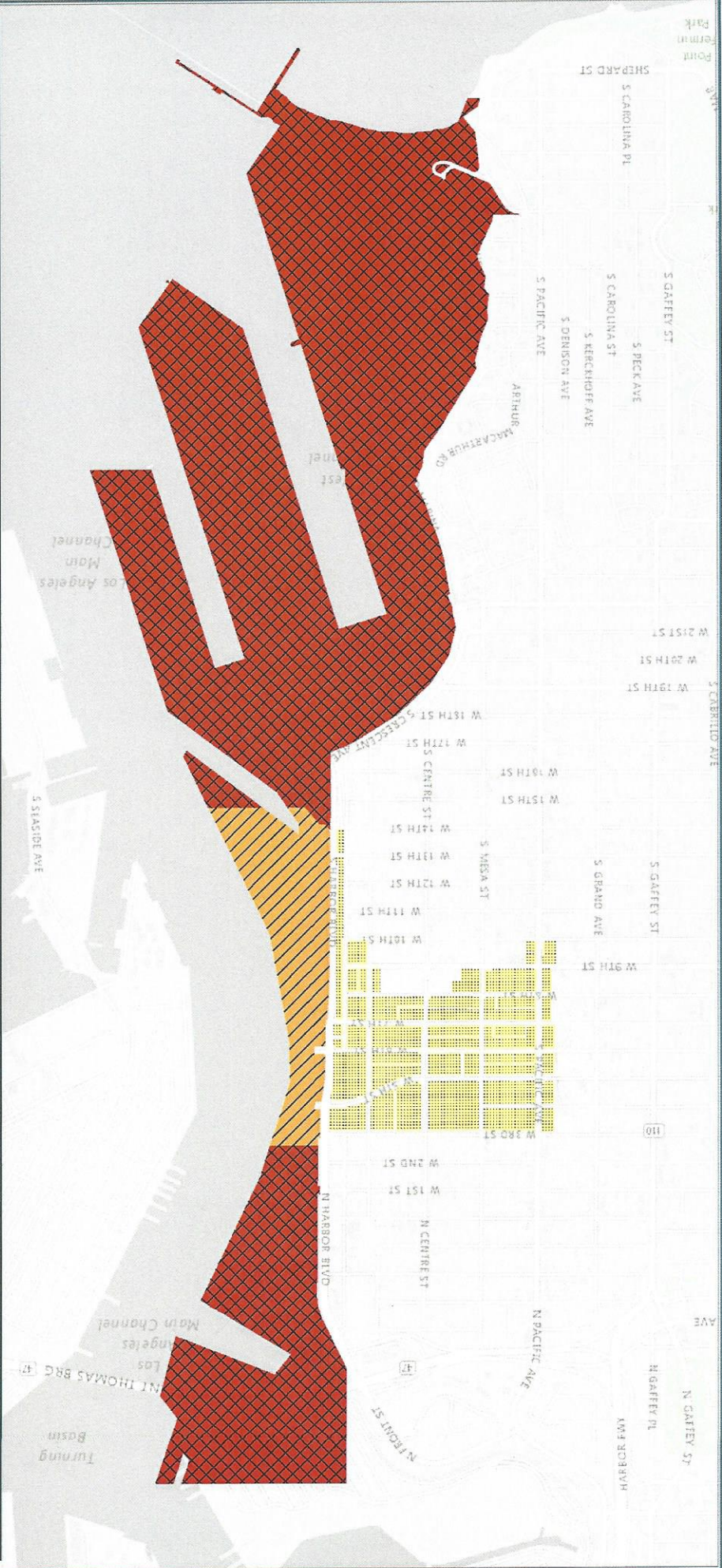


# Business Improvement District

- Benefit Zone 1
- Benefit Zone 2
- Benefit Zone 3



Coordinate System: NAD 1983 Stateplane  
California V FIPS 0405 Feet  
Source: Los Angeles County Enterprise GIS  
Prepared by NBS - December 2016





# PETITION TO ESTABLISH THE SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

Legal Name: L A CITY HARBOR DEPT

| CN  | APN        | OWNER 1              | Site Address       | SITE CITY   | SITE ZIP | 2017-18 PBID<br>ASSMT | % TOTAL |
|-----|------------|----------------------|--------------------|-------------|----------|-----------------------|---------|
| 145 | 7440024911 | L A CITY HARBOR DEPT |                    |             |          | \$34,353.52           | 2.692%  |
| 145 | 7440026903 | L A CITY HARBOR DEPT |                    |             |          | \$18,815.93           | 1.474%  |
| 145 | 7440030906 | L A CITY HARBOR DEPT | 444 S HARBOR BLVD  | LOS ANGELES | 90731    | \$45,572.75           | 3.571%  |
| 145 | 7440030908 | L A CITY HARBOR DEPT |                    | SAN PEDRO   | 90731    | \$4,003.84            | 0.314%  |
| 145 | 7440031904 | L A CITY HARBOR DEPT |                    | SAN PEDRO   | 90731    | \$98,322.52           | 7.705%  |
| 145 | 7440031905 | L A CITY HARBOR DEPT | 1400 S HARBOR BLVD | LOS ANGELES | 90731    | \$311.42              | 0.024%  |
| 145 | 7440034901 | L A CITY HARBOR DEPT |                    |             |          | \$31,636.22           | 2.479%  |
| 145 | 7440034902 | L A CITY HARBOR DEPT |                    |             |          | \$2,503.77            | 0.196%  |
| 145 | 7440035904 | L A CITY HARBOR DEPT |                    |             |          | \$8,834.36            | 0.692%  |
| 145 | 7440036904 | L A CITY HARBOR DEPT |                    |             |          | \$5,070.34            | 0.397%  |

☐ YES, I want my property(ies) to be included in this Business Improvement District.  
 CHECK BOX

|  |  |
|--|--|
| Property Owner's Name<br>(Please Print or Type)                          |  |
| Property Owner's <u>OR</u> Duly Authorized Representative's<br>Signature |  |
| Title<br>(Please Print or Type)  |  |
| Date   |  |

## STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, \_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
 State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
 liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
 the best of my knowledge as of \_\_\_\_/\_\_\_\_/\_\_\_\_. Petitioner Signature: \_\_\_\_\_  
MONTH DAY YEAR

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To: San Pedro Historic Waterfront BUSINESS IMPROVEMENT DISTRICT Stakeholders  
 390 W. 7<sup>th</sup> Street, San Pedro, CA 90731  
 or email to LParker@sanpedrobid.com | 310-832-2183

# PETITION TO ESTABLISH THE SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

Legal Name: L A CITY HARBOR DEPT

| CN  | APN        | OWNER 1              | Site Address             | SITE CITY   | SITE ZIP | 2017-18 PBID ASSMT | % TOTAL |
|-----|------------|----------------------|--------------------------|-------------|----------|--------------------|---------|
| 145 | 7440036906 | L A CITY HARBOR DEPT |                          | LOS ANGELES | 90007    | \$12,146.20        | 0.952%  |
| 145 | 7440037902 | L A CITY HARBOR DEPT |                          |             |          | \$13,624.17        | 1.068%  |
| 145 | 7440037903 | L A CITY HARBOR DEPT |                          |             |          | \$23,341.97        | 1.829%  |
| 145 | 7440039910 | L A CITY HARBOR DEPT |                          | SAN PEDRO   | 90731    | \$22,559.02        | 1.768%  |
| 145 | 7440039911 | L A CITY HARBOR DEPT | 210 WHALERS WALK         | LOS ANGELES | 90731    | \$0.00             | 0.000%  |
| 145 | 7440040907 | L A CITY HARBOR DEPT | 2800 VIA CABRILLO MARINA | LOS ANGELES | 90731    | \$0.00             | 0.000%  |
| 145 | 7440041906 | L A CITY HARBOR DEPT | 3720 STEPHEN M WHITE DR  | LOS ANGELES | 90731    | \$0.00             | 0.000%  |
| 145 | 7440041907 | L A CITY HARBOR DEPT |                          | SAN PEDRO   | 90731    | \$824.82           | 0.065%  |

☐ YES, I want my property(ies) to be included in this Business Improvement District.  
 CHECK BOX

|  |  |
|--|--|
| Property Owner's Name<br>(Please Print or Type)                          |  |
| Property Owner's <u>OR</u> Duly Authorized Representative's<br>Signature |  |
| Title<br>(Please Print or Type)  |  |
| Date   |  |

## STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, \_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
 State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
 liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
 the best of my knowledge as of \_\_\_\_/\_\_\_\_/\_\_\_\_. Petitioner Signature: \_\_\_\_\_  
MONTH DAY YEAR

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To: **San Pedro Historic Waterfront BUSINESS IMPROVEMENT DISTRICT Stakeholders**  
 390 W. 7<sup>th</sup> Street, San Pedro, CA 90731  
 or email to [LParker@sanpedrobid.com](mailto:LParker@sanpedrobid.com) | 310-832-2183



**PETITION TO ESTABLISH THE  
SAN PEDRO HISTORIC WATERFRONT  
BUSINESS IMPROVEMENT DISTRICT**

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

Legal Name: L A CITY HARBOR DEPT

| CN  | APN        | OWNER 1              | Site Address             | SITE CITY      | SITE ZIP | 2017-18 PBID<br>ASSMT | %<br>TOTAL | \$ TOTAL     |
|-----|------------|----------------------|--------------------------|----------------|----------|-----------------------|------------|--------------|
| 145 | 7455019916 | L A CITY HARBOR DEPT | 425 S PALOS VERDES<br>ST | LOS<br>ANGELES | 90731    | \$30,054.20           | 2.355%     |              |
| 145 | 7455019922 | L A CITY HARBOR DEPT | 260 W 5TH ST             | LOS<br>ANGELES | 90731    | \$18,769.46           | 1.471%     |              |
| 145 | 7455027932 | L A CITY HARBOR DEPT |                          | LOS<br>ANGELES | 90013    | \$7,566.83            | 0.593%     |              |
| 145 | 7455027933 | L A CITY HARBOR DEPT | 100 W 5TH ST             | LOS<br>ANGELES | 90731    | \$11,551.88           | 0.905%     | \$389,863.19 |

|                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/><br>CHECK BOX | YES, I want my property(ies) to be included in this Business Improvement District. |
|---------------------------------------|--|

|  |  |
|--|--|
| Property Owner's Name<br>(Please Print or Type)                          |  |
| Property Owner's <u>OR</u> Duly Authorized Representative's<br>Signature |  |
| Title<br>(Please Print or Type)  |  |
| Date   |  |

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, \_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of \_\_\_\_/\_\_\_\_/\_\_\_\_. Petitioner Signature: \_\_\_\_\_  
MONTH DAY YEAR

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To: **San Pedro Historic Waterfront BUSINESS IMPROVEMENT DISTRICT Stakeholders**  
390 W. 7<sup>th</sup> Street, San Pedro, CA 90731  
or email to [LParker@sanpedrobid.com](mailto:LParker@sanpedrobid.com) | 310-832-2183